



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
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TECHNICAL STAFF REPORT

Planning Board Meeting of May 16, 2013
Beginning at 7:00 p.m.

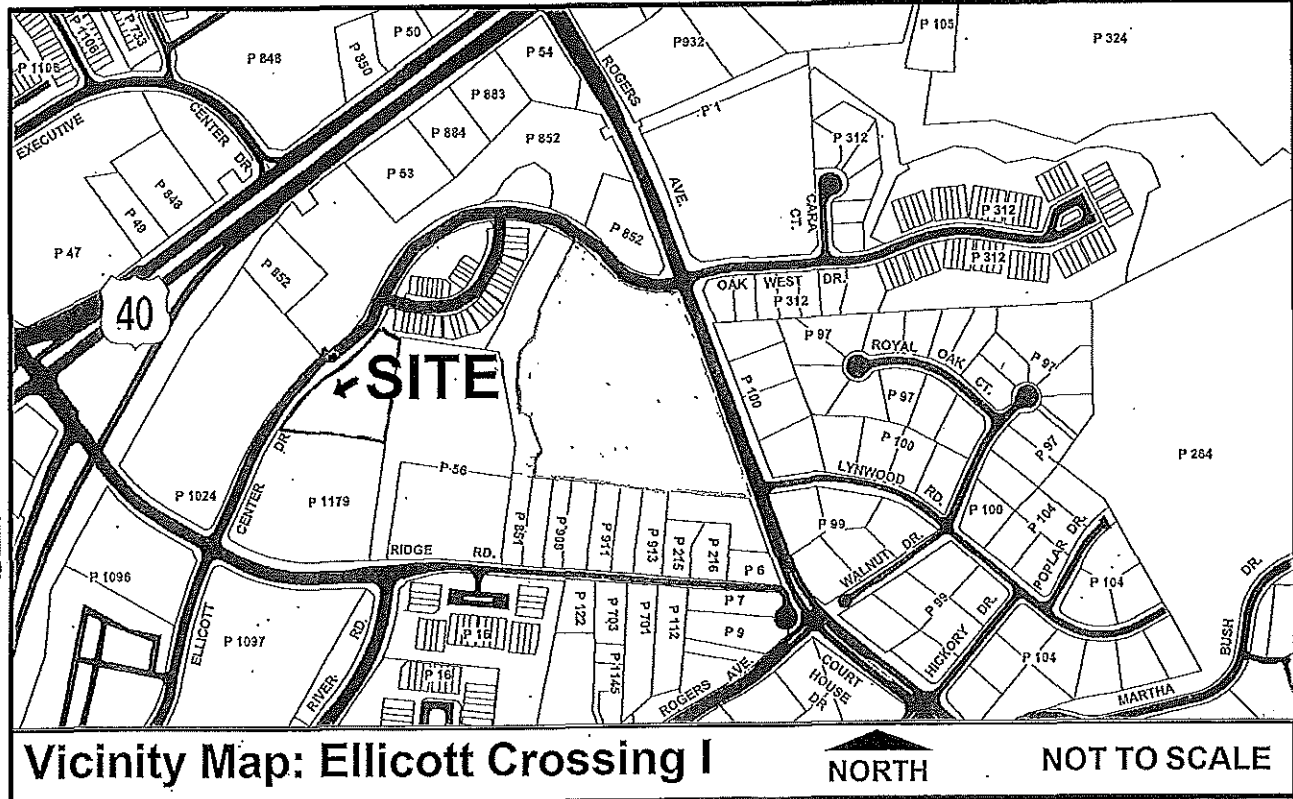
Case No./ Petitioner:

SDP-11-057/Ellicott Crossing, Part One
Red-Line Revision to Previously Approved Site Development Plan
Lots 1 to 37, Open Space Lots 38 to 41 and Parcel J
3330 Rogers Avenue, LLC, c/o Donald Reuwer, Jr., Owner
M&T Developers, LLC, Developer

Subject:

For Planning Board approval of a Red-Line Revision proposal to site development plan, SDP-11-057 (Ellicott Mills Overlook) so as to convert Parcel J into 18 single family semi-detached lots, identified as Lots 145 to 162, and three open space lots, O.S. Lots 163 to 165 and related landscaping. Parcel J was previously approved for construction of two-four story condo buildings with each building consisting of 16 age restricted adult housing units (for a total of 32), a 640 square foot community center and parking areas. This site was also approved (which remains unchanged) for 37 single family attached townhomes, private access streets and four open space lots containing recreational uses, parking and a storm water management facility on property zoned MXD-6 (Mixed Use Development).

DPZ RECOMMENDATION: The Department of Planning and Zoning recommends approval of the Red-Line Revision to the SDP subject to compliance with the Subdivision Review Committee (SRC) comments.



VICINITY MAP

Location: The subject property is located on the east side of Ellicott Center Drive, south of U.S. Route 40 and north of Ridge Road, in the Ellicott Crossing Subdivision, Part One, identified on Tax Map No. 24, Block 6, as Parcel Nos. 852 and 847, containing 5.490 acres of land situated in the Second Election District of Howard County, MD.

Vicinal Properties:

Property to the south of Parcel J (Lots 145 – 162) is identified as the US Post Office and is zoned B-1 (Commercial).

Property to the east of Parcel J (Lots 145 – 162) is identified as Park View at Ellicott City Adult Housing Complex and is zoned POR-MXD-6.

Properties to the north of Parcel J (Lots 145 – 162) are identified as SFA Lots 1 to 37 and Open Space Lots 39 to 41 of the Ellicott Crossing, Part One, Subdivision and are zoned MXD-6.

Site History:

F-03-021, Parcels A & B, Recorded on 4/03/03

SDP-03-026/Howard County Office Complex, signed on 12/20/02

ZB Case 1093M signed on 9/06/11

WP-12-087/App'd 12/23/11

PB 391/S-12-001, D&O signed on 3/01/12

F-12-014, Parcels A – I, Recorded on 1/13/12

WP-12-138/App'd waiver to preliminary plan submission, on 3/27/12

SDP-11-057/Part 1, Approved by PB on 5/24/12

F-12-070, Part 1, Recorded 10/05/12

SDP-13-004/Part 2, Approved by PB on 4/15/13

F-13-043, Part 2, under review

A subdivision plat to create Lots 145 to 162 must be submitted and recorded prior to final signature approval of the site plan.

Site Analysis:

Proposed Site Improvements-

The Red-Line Revisions propose to subdivide Parcel J into 18 single family semi-attached lots and three open space lots dedicated to the Homeowners Association. Parcel J consists of 1.824 acres of land and was approved for the construction of two age restricted condo buildings containing a total of 32 units and a community building. Parcel J will now be subdivided into Lots 145 to 162 and O.S. Lots 163 to 165, resulting in the reduction of 14 dwelling units. Semi-detached dwelling units with one-car garage will be constructed on Lots 145 to 162 and three open space lots will be created to contain storm water management bio-retention facilities. Adjoining single family attached lots to the north have been previously approved for development by the Planning Board on 5/24/12. This area will consist of 12 single family attached townhomes without garages and 25 single family attached townhomes with one-car garage, four open space lots dedicated to the Homeowners Association which will contain parking, recreational open space and a storm water management facility. The entire Ellicott Crossing Subdivision, Part One and Part Two, will now be developed with 154 SFA units, previously approved for 168 units.

Storm Water Management (SWM)-

SWM will be provided by bio-retention facilities to be located on Open Space Lots 163 to 165, owned by the Homeowner's Association.

Environmental Considerations-

The site consists of flood plain, wetlands, streams and their buffers, as well as, steep slopes and existing forest. However, no environmental features are located within the area of disturbance under the proposed red-line revisions to SDP-11-057. All existing environmental features will be placed on open space lots dedicated to the Howard County Department of Recreation and Parks.

Landscaping and Forest Conservation-

The Landscape Plan for the Red-Line Revision is in compliance with the Howard County Landscape Manual and will be revised to add additional plantings to screen proposed development from adjoining properties to the south and east. Forest Conservation obligations for the entire MXD project was previously addressed under F-12-014 by the placement of 4.275 acres of credited and 1.052 acres of non-credited forest (for a total of 5.327 acres) into on-site easements. The remainder of 4.33 acres of required reforestation is provided off-site at the Brighton Oaks Forest Conservation Bank, Tax Map 32, Parcel 2.

Adequate Public Facilities-

This project previously passed the tests for road adequacy and open schools under the processing and approval of the Comprehensive Sketch Plan, S-12-001, and ZB Case 1093M.

Moderate Income Housing Units (MIHUs)-

MIHUs will be reduced under the Red-Line Revisions by one unit. Previously the entire project required 17 MIHU (168 proposed units X 10%). The number of proposed units will be reduced to 154 proposed units X 10% = 16 MIHUs required. 16 MIHUs will be provided on-site.

Bonus Density Units-

Previously this project qualified for a MXD-6 Zoning District density bonus of 1.25 units per acre for the Age Restricted Adult Housing Units under the POR Zoning District Regulations. The total number of units allowed for this project was 26.377 acres X 6 units = 158 units + 33 bonus units ($1.25 \times 26.377 = 33$) for a total of 191 (158 + 33) units allowed. The number of units previously proposed for the entire site was 136 SFA + 32 age restricted apartment units for a total of 168 units. The Red-Line Revision proposal will remove the Bonus Density unit allowances since the age restricted apartments will be removed and are no longer being provided.

Development Criteria-

This SDP is in compliance with all bulk requirements (building, parking, use and height) for a MXD Zoning District as approved under the Development Plan Criteria for S-12-006 and in accordance with the Howard County Zoning Regulations. The Department has determined that Zoning Board approval for a Preliminary Development Plan (PDP) amendment for a change in use under this Red-Line Revision proposal to remove the age restricted condo units is not required. This is based on the fact that the number of dwelling units under Part One will be decreasing in size from what was previously approved rather than increasing in density units beyond that which the Zoning Board had approved and that which the Planning Board approved under PB Case No. 391 for the Comprehensive Sketch Plan (S-12-006).

Planning Board Criteria:

In accordance with Section 127.F.2 Criteria/MXD Use of the Zoning Regulations, the Planning Board shall review the red-line revised site development plan as follows:

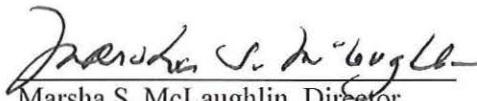
1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and/or Development Plan Criteria.

The Red-Line Revision proposal revises the Age-Restricted Condo units to less intensive semi-detached units. The site design for the single family semi-detached units, parking and open space design and layout is generally consistent with the development shown on the Comprehensive Sketch Plan (S-12-001) approved for the entire project under PB Case No. 391. All environmental features and existing forest shall be preserved on open space lots dedicated to Recreation and Parks. This site does not contain historic structures and is not located in the historic district of Ellicott City, nor does it adjoin any scenic roads.

2. **Satisfies the applicable requirements of Section 127.E.3 (Decision by the Planning Board for the CSP and Development Plan Criteria).** The Red-Line Revision proposal to the site development plan is generally consistent with the approved CSP (S-12-001) and Development Plan Criteria as reviewed by the Planning Board under PB Case 391.
3. **Makes effective use of landscaping to provide buffers where needed and to enhance the site design.** The semi-detached lots have been clustered in an area to take advantage of existing topography and to confine the area of grading. Retaining walls will be provided where applicable to limit disturbance and the overall site has been integrated to accommodate steep slopes where possible. Existing forest and environmental features have been placed into open space lots which will be perpetually protected and provides enhanced buffers from neighboring properties. Additional screening is provided by street trees, storm water management plantings, unit landscaping and retaining walls and existing forest.
4. **Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.** This site will consist of enhanced landscaping, retaining walls, street lighting, street trees, sidewalks and pathways serving to connect all sections of development with on-site amenities. Picnic tables, park benches and recreational open space containing exercise equipment and pathways will be provided. In addition, a "Focal Point Gazebo" will be installed near the eastern entranceway off of Rogers Avenue and will serve as a community gathering spot for festivals, fairs, markets and recreation.
5. **Implements pedestrian circulation system for MXD Use Development.**
Construction of interior pathways and crosswalks will connect all residential uses to the proposed commercial/office building, as well as, to all open space areas. A sidewalk will be constructed along Ellicott Center Drive which will link this development to off-site public uses such as the adjoining US Post Office and to nearby transit stops

SRC Action: The Subdivision Review Committee (SRC) has determined that the Red-Line Revision to the site development plan may be approved, subject to compliance with applicable review comments. The Planning Board is advised that the Comprehensive Sketch Plan (S-12-001) was previously approved by the Planning Board under PB Case 391 on March 1, 2012, and the Site Development Plan (SDP-11-057) was approved on May 24, 2012.

Recommendation: The Department of Planning and Zoning recommends approval of the Red-Line Revision to SDP-11-057, subject to compliance with any comments from the SRC and Planning Board comments or conditions.


Marsha S. McLaughlin, Director
Department of Planning and Zoning


Date


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Please note that this file is available for public review at the public service counter of the Department of Planning and Zoning, Monday through Friday, 8:00 a.m. to 5:00 p.m.